

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL025023	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 07/22/2015
NAME OF PROVIDER OR SUPPLIER GOOD SHEPHERD HOME FOR THE AGED		STREET ADDRESS, CITY, STATE, ZIP CODE 603 WEST STREET NEW BERN, NC 28560		
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C 000	Initial Comments Report of a Biennial Construction Survey by Billy S. Bryant and Greg Cates conducted on 07/22/2015. Records indicate this facility was first licensed or submitted for licensure on 04/22/1987 as a HA. The facility is currently licensed for 54 Beds; therefore, the facility was surveyed for conformance with the applicable portions of the 2005 Rules for Licensing of Adult Care Homes of Seven or More Beds and applicable portions of the 1978 (Revision 8) Edition of the North Carolina Building Code(s), Institutional Occupancy and the 1984 Rules for Licensing of Adult Care Homes of Seven or More Beds in effect at the time of initial licensure.	C 000		
C 133	Bathrooms-Hand Grips SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (e) The requirements for bathrooms and toilet rooms are: (6) Hand grips shall be installed at all commodes, tubs and showers used by or accessible to residents; This Rule is not met as evidenced by: I. Based on observation the facility grab bars are not currently installed to function as intended when required for use by the occupants. A, Finding on 07/22/23/2014: 1. North Hall Unisex Bath - The grab bar is loose and unstable.	C 133		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

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C 152	Continued From page 1	C 152		
C 152	Entrances-Steps, Porches with Handrails SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (h) The requirements for outside entrances and exits are: (2) All steps, porches, stoops and ramps shall be provided with handrails and guardrails; This Rule is not met as evidenced by: I. Based on observation the facility guard rails are not currently installed to function as intended when required for support by the occupants. Guardrails are intended as a safety measure and to assist occupants in navigating steps. A. Finding on 07/22/2015: 1. Johnny Sampson Hall - At the exit door from the corridor the concrete at the stoop's guard rail post has broken away and the guardrail is unsupported and unstable. 2. South Hall - The ends of the guardrails at the exit door from the corridor have been cut so they are unsupported and about 12" short of being attached to the building wall at the door.	C 152		
C 160	Outside Premises-Clean, Safe SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0305 PHYSICAL ENVIRONMENT (m) The requirements for outside premises are: (1) The outside grounds of new and existing facilities shall be maintained in a clean and safe condition;	C 160		

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C 160	Continued From page 2 This Rule is not met as evidenced by: I. Based on observation there is an area at the exterior of the building across from the dining room that is a safety concern for occupants of the facility who may be outside. A. Finding from 07/22/2015: 1. Exterior - There is a pit approximately 10'-0"x 6'-0"x 36" deep containing 2 abandoned generators. Posts are located around the pit wall but there are no guardrails to prevent a person from accidentally falling into the pit.	C 160		
C 164	Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair; (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: I. Based on observation there is a pattern of the floors not being kept in good repair as evidenced by but not limited to the specific examples listed in the findings. Damaged floors may be difficult to maintain in a clean manner and do not contribute to a desirable living environment. A. Findings from 07/22/2105: 1. North Hall a. The floor tiles are starting to curl and detach from the floor underlayment.	C 164		

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C 164	<p>Continued From page 3</p> <p>b. North Hall HVAC Closet - The wood floor is rotted and a portion has failed and collapsed</p> <p>2. Johnny Sampson Hall</p> <p>a. Room #5 - The VCT floor tile is cracked and damaged.</p> <p>b. Tiles are coming unglued from the wood floor underlayment and the underlayment show signs of mold growth due to moisture.</p> <p>c. Restroom - The VCT around the floor drain is cracked and damaged.</p> <p>d. HVAC Closet Adjacent to Living Room - The wood floor is rotted and a portion has failed and collapsed.</p> <p>e. Restroom Adjacent to Med Room - Moisture is condensing on the duct is running onto the wood floor. The floor is rotted and a portion has collapsed.</p> <p>f. Living Room - A section of the floor base has detached from the wall.</p> <p>g. Kitchen Main Electrical Panel Room - The wood floor is water damaged and portions of the floor have rotted.</p> <p>II. Based on observation there is a pattern of walls and ceilings not in good repair as evidenced but not limited to the specific examples listed in the findings. Damaged walls and ceilings may be difficult to maintain in a clean manner and do not contribute to a desirable living environment.</p> <p>A. Finding on 07/03/2015:</p> <p>1. North Hall</p> <p>a. Unisex Bath - The plaster wall finish adjacent</p>	C 164		

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C 164	Continued From page 4 to the water closet is peeling due to moisture damage. b. Room #32 - The walls is crumbling due to moisture damage. c. Shower Rooms - The ceiling finish is peeling due to moisture damage. d. Room #27 - The wall above the thru-wall HVAC unit is peeling due to moisture damaged. e. Restroom - The wall beside the water closet has moisture damaged. f. Living Room - The walls are damaged at the soda vending machine. g. The ceiling finish is peeling above the stainless steel sinks, the stove and the refrigerator. h. Kitchen Main Electrical Panel Room - The wood walls and ceilings are water damaged and portions have rotted. 2. South Hall a. Room #7 - The ceiling is damaged. b. Room #9 - The wall finish behind the water closet is peeling due to moisture damaged. c. Room #12 - The ceiling has moisture damage. d. Room #20 - The walls in the bathroom are damaged. e. Room #20 - The room walls are scarred and damaged. III. Based on observation the furnishing are not in	C 164		

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C 164	<p>Continued From page 5</p> <p>good repair as evidenced but not limited to the specific examples listed in the findings. Damaged furniture, furnishings and fixtures do not contribute to a desirable living environment.</p> <p>A. Findings from 07/22/2015:</p> <p>1. Johnny Sampson Hall, Room #1 - The clothes wardrobes are damaged.</p> <p>2. South Hall</p> <p>a. Room #16 - The sink is clogged and has standing water.-</p> <p>b. Room #22 - The clothes wardrobe is damaged.</p> <p>c. Room #25 - The chest of drawers is damaged.</p> <p>d. Room #27 - The wall mirror is missing.</p> <p>e. Nurses' Station - The counter top laminate finish is damaged.</p> <p>IV. Based on observation there were odors present in the facility. Maintain housekeeping methods as required to keep he facility free from unpleasant and chronic odors in all areas of the facility.</p> <p>A. Findings from 07/22/2015</p> <p>1. Johnny Sampson Hall</p> <p>a. Restrooms Adjacent to Room #2 - There is a strong odor present in the room.</p> <p>b. Men's Restroom Adjacent to Living Room - There is a strong odor present in the room.</p> <p>c. South Hall Room #20 - There is a strong odor present in the bathroom.</p> <p>V. Based on observations the exterior of the</p>	C 164		

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C 164	Continued From page 6 facility shows a pattern maintenance issues for the exterior walls as evidenced but not limited to the specific items listed in the findings. A. Findings from 07/22/2015: 1. Building Exterior: a. The wood soffits and fascia boards have peeling paint, are damaged from rot at various locations around the perimeter of the building. b. The exterior door trim and frames are damaged from rot. c. As evidenced by the North Hall, the facility's wood window sills and some of the wood brick moulding are rotten. d. The window trim paint is peeling and exposing raw wood. e. Plywood coverings for crawl space access are not secured and have large openings that could allow vermin to enter the facility. 2. Exterior of the Kitchen Area: a. The gutter outside of the kitchen area is damaged. b. Vines are growing on the exterior masonry walls of the building in several locations. c. The grass has not been cut.	C 164		
C 166	Housekeeping-Maintained Free of Hazards SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS	C 166		

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C 166	<p>Continued From page 7</p> <p>(a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities.</p> <p>This Rule is not met as evidenced by: I. Based on observation the facility is not free of hazards. Obstructions to paths of egress could effect all occupants when evacuating from the facility in the event of an emergency.</p> <p>A. Findings on 07/22/2015: 1. North Hall - Overgrown vegetation is intruding into the exterior path of egress at the stoop of the emergency exit door.</p> <p>2. Johnny Sampson Hall - The edge of the plant bed encroaches on the required clear width of the landing at the end of the stoop's steps for the path of egress from the emergency exit door.</p> <p>II. Based on observation the facility is not free of hazards. Doors that cannot be completely closed and latched could effect all occupants by failing to help contain smoke and fire in the area of origin.</p> <p>A. Finding on 07/22/2015 1. North Hall - The exit door from the hall contacts the door frame and will not completely close and latch.</p> <p>2. Office a. The Dutch door door has a key only double dead bolt and does not automatically latch when closed.</p> <p>b. The top half of the Dutch door does not have automatically latching lock set.</p>	C 166		

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C 166	Continued From page 8 c. There is a barrel bolt on the top half of the Dutch door that if in the down position could prevent the door from being closed. d. Office - When both halves of the Dutch door are closed there is a gap between the upper and lower doors so that the door cannot resist the passage of smoke. III. The facility is not free of hazards. Locks or doors that do not open from the inside could allow an occupant to be locked inside the space. A. Finding from 07/22/2015: 1. Office - There is a key only double dead bolt on the door. 2. South Hall Room #22 - When the room's bathroom door is completely closed and latches it will not open from the inside.	C 166		
C 170	Housekeeping-Curtains, Blinds, Res. Privacy SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (9) have curtains, draperies or blinds at windows in resident use areas to provide for resident privacy; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: I. Based on observation there is a pattern of the facility is not providing blinds, curtains or draperies in resident rooms as evidenced by but not limited to the specific examples listed in the	C 170		

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C 170	Continued From page 9 findings. A. Findings on 07/22/2015: 1. North Hall a. Blinds in the resident rooms are damaged. b. Across from Tub Room - The window blind slats are damaged. c. Room #27 - The blind slats are damaged. 2. South Hall Room #20 - The window blind slats are damaged.	C 170		
C 189	Building Equipment Maintained Safe, Operating SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: I. Based on observation fire safety systems have not been maintained. Fire resistant rated construction that is not maintained could effect all occupants of the facility by failing to prevent the spread of fire and smoke from the area of origin. A. Findings on 07/22/2015: 1. North Hall HVAC Closet - Just outside the closet there is a gap in the fire resistant rated ceiling where a conduit penetrates the ceiling	C 189		

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C 189	Continued From page 10 2. South Hall, Custodial Closet - There is a hole in the fire resistant rated ceiling. 3. Basement Water Heater Room - There is an approximately 8"x 8" hole in the drywall ceiling II. Based on observations the electrical equipment has not been maintained in an operating condition. Electrical equipment that does not function properly could be a safety issue for the occupants of the facility. A. Findings on 07/22/2015: 1. North Hall a. Unisex Bath - The light fixture did not work. b. HVAC Closet - The soda vending machine outside of the closet is blocking access to the electrical panel. 2. Johnny Sampson Hall a. Room #1 - The ceiling light fixture is damaged. b. Restroom - The GFCI electrical outlet did not trip when tested. c. Bath - The GFCI electrical outlet did not trip when tested. d. Wash Room - The GFCI electrical outlet did not trip when tested. e. Men's Restroom Adjacent to Living Room - The GFCI did not trip when tested. f. Living Room - The ceiling mounted emergency exit light is suspended by its wiring. g. Dining Room Exit - The exterior light at the exit	C 189		

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C 189	<p>Continued From page 11</p> <p>stairs is detached from the wall and is hanging by its wiring.</p> <p>3. South Hall, Room #22 - The bathroom light fixture is missing a bulb and the fixture light bulb socket is exposed.</p> <p>III. Based on observations there is a pattern of HVAC equipment that has not been maintained in an operating condition as evidenced by but not limited to the specific examples listed in the findings. HVAC equipment that does not function could effect occupants of rooms by not providing conditioned air as required for resident comfort.</p> <p>A. Findings on 07/22/2015:</p> <p>1. North Hall</p> <p>a. Room #31 - The HVAC Unit is damaged.</p> <p>b. Room #30 and other rooms - The controls knobs for the thru-wall HVAC unit are missing and the cover is detached from the room side of the unit.</p> <p>2. Johnny Sampson Hall</p> <p>a. Room #8 - The cover is detached from the room side of the thru-wall HVAC unit.</p> <p>b. Living Room - The thru-wall HVAC unit is not working.</p> <p>3. South Hall - Room #12 - The thru-wall HVAC cover is detached from the room side of the thru-wall HVAC.</p> <p>IV. Based on observations the plumbing system not been maintained. Some fixtures require repair and plumbing that is leaking could contribute to the mold growth and water damage found in the facility.</p>	C 189		

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C 189	Continued From page 12 A. Findings on 07/22/2015: 1. Basement Water Heater Room - There was a previous undetected leak in the water line located in the crawl space beyond the basement wall. The basement floor was flooded. Note: Repaired while the surveyor was on site. 2. North Hall Tub Room a. The sink fixture is missing its cold water knob. b. North Hall - Unisex Bath - The sink fixture does not have a faucet. 3. South Hall - Room #16 - The sink is clogged and has standing water.	C 189		
C 199	Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: I. Based on observation the facility is not	C 199		

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C 199	Continued From page 13 providing exhaust ventilation as required. Exhaust fans that do not operate could effect occupants of the facility by not exhausting odors and fumes. A. Findings from 07/22/2015: 1. North Hall Restroom, Across from Tub Room - The exhaust fan is not working. 2. Johnny Sampson Hall, Restrooms Adjacent to Room #2 - The exhaust fans do not work. 3. Kitchen Supply Room - There are chemicals store in the room without an exhaust fan installed. 4. South Hall, Women's Restroom - The exhaust fans is not working.	C 199		